

*******DRAFT MINUTES*******

Alexandria Board of Architectural Review
Parker-Gray District

Wednesday, November 30, 2011
7:30 P.M., City Council Chambers, City Hall
301 King Street, Alexandria, Virginia 22314

Members Present: William Conkey, Chairman
Robert Duffy
Christina Kelley Philip Moffat
Theresa del Ninno
Matthew Slowik

Members Absent: Doug Meick

Staff Present: Planning and Zoning:
Michele Oaks, Historic Preservation Planner
Al Cox, FAIA, Historic Preservation Manager

The meeting was called to order at approximately 7:34 p.m. by Chairman Conkey.

I. MINUTES

Consideration of the minutes of the public hearing of October 26, 2011.

BOARD ACTION: Approved as submitted, 5-0 (Mr. Moffat was absent for this vote).

On a motion by Mr. Duffy, seconded by Ms. Kelley, the minutes were approved, as submitted, 5-0.

II. CONSENT CALENDAR

Items on the Consent Calendar are those where the applicant has agreed to all conditions of approval shown in the staff reports. Without objection, the staff recommendation for these cases will be approved as a group by unanimous consent of the Board at the beginning of the meeting. When announced by the Chairman, any member of the Board or of the public may ask that one of these cases be removed for full discussion.

1. **CASE BAR2011-0318**

Request for shed at **404 N Henry St**, zoned RB Residential.

APPLICANT: Renee DeLisle by Leslie Zupan

BOARD ACTION: Approved, as submitted on Consent Calendar, 5-0 (Mr. Moffat was absent for this vote).

III. DISCUSSION ITEMS

2. [CASE BAR2011-0316](#)

Request for alterations at **1108 Oronoco St**, zoned CSL Commercial.

APPLICANT: American Day School by Masood Amintinet

BOARD ACTION: **Approved, as amended, 5-0-1 (Chairman Conkey, recused)**

CONDITIONS OF APPROVAL:

1. That the final color choices be approved by Staff in the field;
2. That the recessed patches of previous openings on the east and south facades are filled in flush with the surface, so that all four elevations have a smooth, cohesive look.

SPEAKERS

Masood Amintinat, Agent for the applicant spoke in support of the project and presented for the record exterior color samples for the Board's review.

BOARD DISCUSSION

Chairman Conkey recused himself from the case. Vice Chairman Duffy led the proceedings.

Ms. del Ninno requested clarification on the depth of the installation being utilized in EFIS system and inquired if the scope of work included removal of the coping, scuppers and downspouts prior to installation. Mr. Amintinat responded that 1-1/2" insulation will be utilized and that the coping, scuppers and downspouts will be removed prior to installation and then reinstalled.

Mr. Moffat, Mr. Slowik and Ms. Kelley noted their support of the modified color selections.

On a motion by Ms. Kelley, seconded by Ms. del Ninno, the Board voted to approve the application as amended, 5-0-1 (Chairman Conkey, recused.)

FINDING

The Board found that the EFIS system was appropriate and would provide a unified appearance for this simple, vernacular mid-20th century industrial building.

3. [CASE BAR2011-0319](#)

Request for brick garden wall at **313 N Fayette St**, zoned RB Residential.

APPLICANT: Eileen Marousek by Steve Kulinski

BOARD ACTION: **Approved, as submitted, 5-0-1 (Mr. Moffat, abstained)**

SPEAKERS

Stephen Kulinski, architect for the applicant, summarized the scope of the project and noted support of the staff report.

Kendra Martello, owner 315 N Fayette St, expressed her potential concerns with wall. She noted for the record that if it would impede access to her existing off-street parking, then she objected to its installation.

Nancy Fitton, owner of 311 N Fayette St, inquired about the purpose of the wall and its compatibility with the existing neighborhood, as the current neighbors have wood fencing.

BOARD DISCUSSION

Ms. Kelley stated that the wall meets the *Design Guidelines* and could approve it as submitted.

Mr. Slowick noted that he had no objections with the proposal as submitted.

Mr. Moffat expressed concerns with the accuracy of the plat submitted and questioned how the architect was going to confirm that the wall would be constructed on the property line.

Mr. Kulinski responded to Mr. Moffat's concerns by noting that the plat was surveyed by a well-regarded Alexandria surveyor, George O'Quinn and documented for the record that a wall check would be applied for through the City Permitting office to verify the new wall's location.

Ms. del Ninno noted that she supported the application as submitted.

Chairman Conkey inquired about the color of the brick to be utilized for the wall.

Mr. Kulinski responded that the brick would be an extruded brick and red in color.

On a motion by Mr. Duffy, seconded by Ms. Kelley, the Board voted to approve the application as submitted, 5-0-1 (Mr. Moffat, abstained.)

FINDING

The Board found that the brick wall was sympathetic to the existing built environment and utilized materials which were appropriate within the historic district.

IV. OTHER BUSINESS

1. Appeal of 620 N Patrick St – scheduled for Council Hearing January 21, 2012. The Board appointed Phil Moffat to defend this case at City Council.
2. Creation of Parker-Gray BAR Ad-Hoc Design Guidelines Work Group: Furthering Alexandria's Common Sense Approach to Historic Preservation.
BOARD ACTION: Approved 6-0.

SUMMARY:

As a follow-up to outreach meetings the Board and Staff recently had with the two Parker-Gray area civic associations, and as a continuation of the goals set by the Modern and Sustainable Materials Ad-Hoc Workgroup in 2010, the Chairman recommended that the Board form a new

work group to study concerns heard at these meetings. The Board's task list for the workgroup will include specific Parker-Gray District amendments to the 1993 *Design Guidelines* to include studying an expanded use of modern materials within the district, reviewing the classification of buildings (particularly the mid-20th century vernacular buildings), and providing recommendations for fee schedule changes for City Council consideration. The Chairman said that he envisioned that the workgroup would hold its first meeting as soon as possible with a goal of returning to the Board with recommendations by the end of February.

3. Selection of stakeholder composition for Parker-Gray BAR Ad-Hoc Design Guidelines Work Group: Furthering Alexandria's Common Sense Approach to Historic Preservation.
BOARD ACTION: Approved 5-1.

SUMMARY:

Board approved the general composition of the workgroup and agreed with civic association members that every effort should be made to find workgroup members that were property owners within the Parker-Gray Historic District limits. The composition of the workgroup is:

- Two (2) Members from the Parker Gray BAR
- Two (2) Member representatives (one each) from the Civic Associations
- One (1) Builder/Developer
- One (1) Representative recommended by the Black History Museum
- One (1) Sustainable Design Expert

The Board approved Chairman Conkey and Mr. Moffat as their two workgroup member representatives, with Mr. Slowik selected as the alternate representative, and directed the Chairman to select representatives from the community to fill the other positions.

V. ADMINISTRATIVE APPROVALS

The following items are shown for information only. Based on the Board's adopted policies, these have been approved by Staff since the previous Board meeting.

CASEBAR2011-0311

Request for window and door replacement at **1607 Princess St**, zoned RB Residential

APPLICANT: Mark Smith

CASE BAR2011-0320

Request for roof replacement at **422 N West St**, zoned RB Residential

APPLICANT: Jason & Elizabeth Gordon by Kelly Roofing

CASE BAR2011-0335

Request for fence replacement, shed, and exterior lighting at **315 Fayette St**, zoned RB Residential

APPLICANT: Kendra Martello

VI. ADJOURNMENT

Chairman Conkey adjourned the meeting at approximately 9:05 pm.

Minutes submitted by:

Michele Oaks
Historic Preservation Planner